



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, FEBRUARY 9, 2016– 6:30 PM  
DESERT BREEZE COMMUNITY CENTER  
8275 SPRING MOUNTAIN ROAD  
LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

#### BOARD MEMBERS

John Catlett **Present**  
Dee Gatliff, Vice Chair **Present**  
John Getter, Chair **Present**  
Darby Johnson, Jr. **Present**  
Angie Heath Younce **Present**  
Mike Shannon, Town Liaison (702) 455-8338 **Present**  
Diana Morton, Secretary (702) 254-8413 **Excused**

#### POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.  
Helen Meyer Community Center-4525 New Forest Dr.  
Spring Valley Library – 4280 S. Jones  
West Flamingo Senior Center -6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
  - A. Conformance with the Nevada Open Meeting Law
  - B. Meeting Guidelines
  - C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 5-0**
  - D. Approval of Minutes of January 26, 2016 **Approved 5-0**
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**
- V. TOWN BOARD INPUT
- VI. GENERAL BUSINESS
  - A. Liaison/County Staff Business  
**Announced applications available for next Neighborhood College.**
  - B. **ACTION ITEM:** Discussion and recommendation regarding proposed Consolidated Land Use Categories

**The Spring Valley Town Advisory Board has been asked to provide comments on proposed Consolidated Land Use Policies. The effort to create these policies had three stated goals;**

- Create a unified set of land use policies**
- Improve planning guidance using updated planning theories**
- Reduced non-conforming zone changes**

**Whereas the role of the Spring Valley Town Advisory Board is to provide recommendations by board vote for the Planning Commission and Board of County Commissioners, and**

**Whereas the SVTAB has been presented information known as the Consolidated Land Use Policies, and**

**Whereas the proposed categories do not meet the stated goals, and**

**Whereas the citizen response to the limited public information available has been generally negative with requests for complete presentations and an opportunity to see a complete land use process as it would be modified by the proposed goals, policies, categories, code changes, and**

**Whereas the SVTAB expressed significant concerns that the proposal as presented is incomplete, apparently unwieldy and would create significant unknown and unforeseen changes in the current land use system , and**

**Whereas the proposal is described by Advanced Planners as incomplete and lacking in Title 30 and related regulations and procedures to clarify if and how the changes would work, and**

**Whereas the work of the Community Planning Work Group was arbitrarily suspended by the Advanced Planning staff despite objections from group members including town board representatives who believed the work was incomplete, and**

**Whereas efforts to confirm the involvement of Current Planning staff to assure the proposal is workable and would be functional have been unsuccessful, and**

**Whereas the proposal and categories are substantially similar to a system used in the 1990s commonly referred to as “Bubble Zoning with accompanying land use categories” that was rejected as unworkable and was replaced by the current system by 2004,**

**A Motion:**

**The Spring Valley Town Advisory recommends that the Planning Commission and the Board of County Commissioners reject the proposed Consolidated Land Use Categories. If they wish to continue the process, return the matter to the Community Planning Work Group to finish its work to create a complete product and schedule appropriate public events to allow for citizen education, input, understanding and support.**

## VII. PLANNING & ZONING

### 02/16/16 PC

1. **TM-0219-15 - NEW RAINBOW, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 5.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Raphael Rivera Way and the west side of Montessouri Street within Spring Valley. SS/pb/ml (For possible action) **PC 2/16/16**  
**Approved subject to staff conditions. Vote 5-0**

### 03/01/16 PC

2. **WS-0919-14 (ET-0001-16) – KULSTAD, MARY D.:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to complete a reduction in setbacks for an existing patio cover addition to a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Torrey Pines Drive and Foothill Boulevard within Spring Valley. SS/co/ml (For possible action) **PC 3/1/16**  
**Approved subject to staff conditions. Vote 5-0**
3. **UC-0906-15 – ABC LAND & DEVELOPMENT INC.:**  
**USE PERMITS** for the following: **1)** modify the pedestrian realm; and **2)** reduce parking in conjunction with proposed mixed use development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** permit non-standard improvements within the right-of-way; and **2)** permit an over-length cul-de-sac.  
**DESIGN REVIEW** for modification to an approved mixed use development on 9.9 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. SS/al/ml (For possible action) **PC 3/1/16**  
**Approved. Vote 5-0**
4. **UC-0005-16 – FISHER HOLDING COMPANY, LLC:**  
**USE PERMIT** for a proposed food cart/trailer not located within an enclosed building.  
**DESIGN REVIEW** for a food cart (Hawaiian shaved ice) in conjunction with an existing commercial center on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Durango Drive and Rochelle Avenue within Spring Valley. SS/al/ml (For possible action) **PC 3/1/16**  
**Approved subject to staff conditions. Vote 5-0**
5. **VS-0907-15 – ABC LAND & DEVELOPMENT, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street and between Sunset Road and Rafael Rivera Way, and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). SS/al/ml (For possible action) **PC 3/1/16**  
**Approved. Vote 5-0**

03/02/16 BCC

6. **UC-0010-16 – THE HOWARD HUGHES COMPANY, LLC:**  
**USE PERMIT** for modified wall and common element standards in conjunction with a master planned community on 449.0 acres in an R-2 (Medium Density Residential) Zone, an R-3 (Multiple Family Residential) Zone, and a P-F (Public Facility) Zone all in a P-C (Planned Community Overlay District) Zone for Summerlin Village 16A. Generally located on the west side of Fort Apache Road and the north and south sides of Maule Avenue within Summerlin South and Spring Valley. SB/rk/ml (For possible action) **BCC 3/2/16**  
**Approved subject to staff conditions. Vote 5-0**
  7. **UC-0014-16 – DURANGO ARBY PLAZA, LLC:**  
**USE PERMIT** for a proposed massage establishment in conjunction with an existing shopping center on 4.6 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Arby Avenue, 290 feet east of Durango Drive within Spring Valley. SS/jt/ml (For possible action) **BCC 3/2/16**  
**Approved subject to staff conditions. Vote 5-0**
  8. **ZC-0477-15 (WC-0005-16) – WILKE FAMILY INVEST GROUP, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring no bathrooms or sinks in the units in conjunction with an office/warehouse complex on 5.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue, 450 feet west of Tenaya Way within Spring Valley. SS/co/ml (For possible action) **BCC 3/2/16**  
**Denied. Vote 5-0**
  9. **WS-0013-16 – J & M REAL ESTATE HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall sign area; and 2) increased logo sign area in conjunction with an approved medical marijuana establishment (dispensary).  
**DESIGN REVIEW** for a wall sign including logos on 0.4 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Post Road within Spring Valley. SS/mk/ml (For possible action) **BCC 3/2/16**  
**Denied. Vote 5-0**
- VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. ? ?
- IX. Set next meeting date – **Tuesday, February 23, 2016 – 6:30 PM**
- X. Adjournment – **7:45 PM**

**COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair  
SUSAN BRAGER – MARILYN KIRKPATRICK – LAWRENCE WEEKLY – CHRIS GIUNCHIGLIANI – MARY BETH SCOW  
DON BURNETTE, County Manager  
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road